109.0	0006	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,125,300 / 1,125,300
					USE VALUE:	1,125,300 / 1,125,300
					ASSESSED:	1,125,300 / 1,125,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135	-137	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KWAN HARRY CHUN WAH ETAL
Owner 2:	TRS/ KWAN REALTY TRUST
Owner 3:	
Street 1:	135 MADISON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KWAN HARRY C.W./TRUSTEE -
Owner 2:	KWAN MIL YUN/TRUSTEE -
Street 1:	135 MADISON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .275 Sq. Ft. of land mainly classified as Three Fam. with a Multi- TnHs Building built about 1985, having primarily Vinyl Exterior and 3648 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	12000.000	579,300		546,000	1,125,300
Total Card	0.275	579,300		546,000	1,125,300
Total Parcel	0.275	579,300		546,000	1,125,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.47 | /Parcel: 308.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69874

GIS Ref

GIS Ref

Insp Date 07/19/18

!8560!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	579,300	0	12,000.	546,000	1,125,300		Year end	12/23/2021
2021	105	FV	551,000	0	12,000.	546,000	1,097,000		Year End Roll	12/10/2020
2020	105	FV	550,900	0	12,000.	546,000	1,096,900	1,096,900	Year End Roll	12/18/2019
2019	105	FV	506,700	0	12,000.	538,200	1,044,900	1,044,900	Year End Roll	1/3/2019
2018	105	FV	506,700	0	12,000.	413,400	920,100	920,100	Year End Roll	12/20/2017
2017	105	FV	477,200	0	12,000.	390,000	867,200	867,200	Year End Roll	1/3/2017
2016	105	FV	477,200	0	12,000.	358,800	836,000	836,000	Year End	1/4/2016
2015	105	FV	412,500	0	12,000.	335,400	747,900	747,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:32:42

LAST REV

Date	Time
04/09/20	14:18:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8560

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KWAN HARRY C.W.	74154-529	1	2/20/2020	Convenience	10	No	No		
DE MELO JOSE &	55978-7		12/3/2010	Estate/Div	557,856	No	No		
DE MELO JOSE	17589-476		11/6/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	69874
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
1/26/2009	Meas/Inspect	345	PATRIOT
3/6/2000	Inspected	276	PATRIOT
2/1/2000	Measured	264	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		12000		Sq. Ft.	Site		0	70.	0.65	6									546,000						546,000	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 546,000	Spl Credit		Total:	546,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		20.7	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.06015623
Const Adj.:	1.02305996
Adj $ / SQ:	162.691
Other Features:	186500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	730579
Depreciation:	151230
Depreciated Total:	579349

COMMENTS

UAT=NO HEAT USED FOR STG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	2

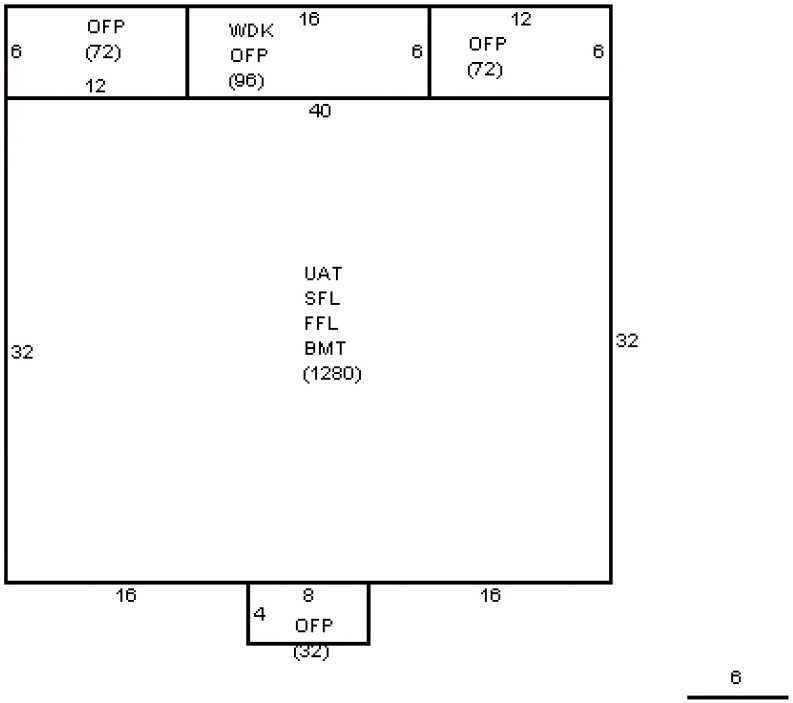
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
1	4	2	1
Totals			
2	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	162.69
Special Features:	0	Val/Su Net:	127.94
Final Total:	579300	Val/Su SzAd	226.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	70.770	90,586
FFL	First Floor	1,280	162.690	208,244
SFL	Second Floor	1,280	162.690	208,244
UAT	Upper Attic	320	91.110	29,154
OFP	Open Porch	272	23.090	6,280
WDK	Deck	96	16.370	1,571

Net Sketched Area:	4,528	Total:	544,079
Size Ad	2560	Gross Area	5488	FinArea	3648
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	60	A	1
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1998	0.00	T	16.8	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

109.0-0006-0019.0

IMAGE

AssessPro Patriot Properties, Inc